
Site Address:	1 Cumberland Avenue, Emsworth, PO10 7UH		
Proposal:	Proposed dormer to west elevation and creation of dropped kerb.		
Application No:	APP/20/00139	Expiry Date:	14/04/2020
Applicant:	Ms Hellawell		
Agent:	Mr Robinson	Case Officer:	Selina Donophy
	Extending Homes		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the East side of Cumberland Avenue, on a corner plot where Cumberland Avenue meets Tudor Avenue. This property is constructed of brick and white render, with a rear garden located to the South of the property. The area is characterised by detached bungalows of differing styles and designs.

2 Planning History

None relevant

3 Proposal

Proposed dormer to west elevation and creation of dropped kerb.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises of a dormer to the West elevation roof slope. The dormer would have a flat roof and would have dimensions of approximately 2 metres in height 2.9 metres in depth and 5.1 metres in width. It would have two windows facing West onto Cumberland Avenue. Proposed materials include white upvc windows with plain hung tiles.

The Havant Borough Design Guide recommends that dormers be designed to sit back into the roof, back from the front line of the wall below, in from the edge and below the existing ridge line. Additionally they should not dominate the roof of the existing building. This dormer is not set down significantly below the ridge line of the main roof and is set up from the eaves by approximately 0.75 metres. It is set in from the sides of the roof. It is judged that this dormer generally meets the design criteria and is therefore acceptable within the context of the existing property and surrounding area. It is considered that the dormer would not dominate the roof slope or appear visually overbearing. Although the proposal would be visible from the public realm, fronting the highway, examples of dormers to both the front and rear roof slopes are evident on many of the properties in the immediate vicinity.

This proposal also includes a dropped kerb located to the front of the property along Cumberland Avenue. This is judged to be acceptable although it would require a separate consent from Hampshire County Council as the Highways Authority. It is noted that as Cumberland Avenue is unclassified planning permission for this element is not required from the Local Planning Authority. The proposal also includes a new parking space of which would be formed from tarmac located to the West of the property.

The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 To the East of the application site is no 3 Tudor Avenue this proposal would not impact this property as the dormer would be sited on the Western roof slope. On the opposite side of Cumberland Avenue is No 2 . Both the application site and No 2 are set back slightly from the front boundary and there is a reasonable distance retained between the properties. In a residential area it is normal for there to be street facing windows at second storey level.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking _

- 7.6 This proposal would result in one extra bedroom, bringing the total number of bedrooms from 3 to 4. The current parking specifications as outlined in the Havant Parking SPD (2016) state that a property with 4 bedrooms should have a minimum of 3 parking spaces. This proposal does not include the inclusion of the required spaces which would meet the criteria. Although this is the case, the plan does include the addition of one new space. As the proposal results in one extra bedroom it is considered that the extra space as proposed would serve this room and is therefore deemed acceptable in this instance.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00139 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block plan drawing No.2001201/PL4
Location plan received 18.02.2020
2001201/PL/1 existing and proposed elevations
2001201/PL/2 existing and proposed floor and roof plans
Email providing material details received 24.02.2020
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.